

Glossary of Terms

Absentee Owner: Property owner who owns property at one location but lives or operates a business at another location.

Assessed Value (AV): The amount used by the county tax assessor to value real property for tax purposes.

Assessed value is generally the market value of property. Assessed value multiplied by the tax rate determines property tax.

Base Year: The year in which the redevelopment plan is adopted.

Base Value: The total assessed value of property within a project area in the year in which the redevelopment project is approved.

Blighted Areas: Areas and/or structures of a community which constitute either physical, social, or economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of the community and the state.

California Community Redevelopment Law: Redevelopment law of the state contained in California Health and Safety Code. Division 24, Part 1 (Section 33000 et seq.).

Demolition: Clearance or removal of a structure in order to carry out the redevelopment plan.

Eminent Domain: Authority of a government agency to acquire property for public purposes (not to be confused with meaning public buildings and improvements only). Also known as condemnation.

Infrastructure: Public improvements which support development, including street lighting, sewers, flood control facilities, water lines, gaslines, telephone lines, etc.

Market Value: What a willing seller could reasonably expect to receive if he/she were to sell the property on the open market to a willing buyer.

Negotiated Sale: When the price to be paid for land and improvements is mutually agreed upon by the buyer and seller.

Project Area: The area which is designated in the redevelopment plan for redevelopment and revitalization.

Project Area Committee (PAC): Elected committee composed of project area residents, businesspersons, and representatives of organizations to consult with and advise the agency.

Property Tax: The amount of tax which a property owner pays on the value of his/her property. The tax is calculated by multiplying the assessed value of the property by the tax rate, which is one percent plus any voter approved increase.

Redevelopment: Planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation of all or part of a project area.

Redevelopment Agency: The governing body created to designate redevelopment project areas, supervise and coordinate planning for a project area, and implement the revitalization program.

Redevelopment Plan: Plan for revitalization and redevelopment of land within the project area in order to eliminate blight and remedy the conditions which caused it.

Rehabilitation: To improve, alter, modernize or modify an existing structure to make it safe, sanitary, and decent and/or bring it up to building code standards.

Relocation: The effort to assist and facilitate rehousing of families and single persons, businesses or organizations who are displaced due to redevelopment activities.

Relocation Assistance: Relocation payments help to assist families, individuals, businesses, and non-profit organizations which are displaced as a result of

Glossary of Terms

redevelopment activities. This includes aid in finding a new location, payments to help cover moving costs, and additional payments for certain other costs.

Tax Allocation Bond: A bond or financial obligation issued by the agency in order to generate funds to implement the redevelopment plan. The bond is repaid with tax increments flowing to the agency as a result of the agency's revitalization of the project area.

Tax Increment: The increase in property taxes within the redevelopment project area that result from increases in the project area assessed value that exceeds the base year assessed value.